

LOG NUMBERS

BGT.

, 12/15/14 CEO 20053356 DEC 18 2014

EXECUTIVE/COUNCIL APPROVAL FORM

MANAGEMENT ROUTING:

EXECUTIVE John Lovick
 EXEC. DIR. Stephen Clifton
 DIRECTOR/ELECTED Clay White *aw*
 DEPARTMENT Planning & Dev Services
 DIV. MGR. Barb Mock *bmm*
 DIVISION Planning and Technology
 ORIGINATOR Terri Strandberg *TS*
 DATE December 8, 2014 EXT. 2359

TO: COUNCIL CHAIRPERSON:
 SNOHOMISH COUNTY COUNCIL

EXECUTIVE RECOMMENDATION:

☒ Approve ☐ No Recommendation
☐ Further Processing
☐ Requested By _____

Stephen Clifton
 Executive Office Signature
 CEO Staff Review
 Received at Council Office

STEPHEN CLIFTON
 Executive Director 12/18/2014
cep 12/18/14
 CH 10.46 12/19/14

DOCUMENT TYPE:

BUDGET ACTION:
☐ Emergency Appropriation
☐ Supplemental Appropriation
☐ Budget Transfer
 CONTRACT:
☐ New
☐ Amendment

☐ GRANT APPLICATION
☒ ORDINANCE
☐ Code Amendment
☐ PLAN
☐ OTHER

DOCUMENT / AGENDA TITLE:

RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP), PURSUANT TO RCW 36.70A.130; AMENDING THE OFFICIAL ZONING MAP AS PART OF THE 2015 GMACP UPDATE

APPROVAL AUTHORITY:

EXECUTIVE _____ COUNCIL ☒
 CITE BASIS Chapters 1.02, 2.48, 30.10 & 30.73 SCC

HANDLING: NORMAL ☒ EXPEDITE _____ URGENT _____ DEADLINE DATE _____

PURPOSE:

BACKGROUND:

This is a non-project proposal to amend the official county zoning map. The Growth Management Act (GMA) requires a comprehensive plan be consistent with implementing development regulations including zoning. The zoning map amendments: 1) Rezone isolated parcels that are surrounded by more intensive zoning to streamline the development application approval process; 2) Downzone properties where future redevelopment at the current plan designation and zoning is not feasible or unlikely during the 2035 planning horizon; 3) Resolve a County Council remand action that was included in Motion No. 05-602, for the Urban Village located near 148th and Seattle Hill Road; and 4) Rezone properties along the Lowell-Larimer Road and Lake Stickney from Rural Conservation to R-7200 so that they are consistent with the FLUM.

In October 2013, a public scoping meeting was held as required under the State Environmental Policy Act (SEPA). The scoping meeting determined the range of land use alternatives (including zoning) and elements of the environment to be analyzed in a Draft Environmental Impact Statement (DEIS). The DEIS for the project was issued on September 8, 2014 for a 30-day public comment period ending on October 8, 2014. A Final EIS will be issued once a preferred alternative is selected.

In February 2014, Planning and Development Services began series of study sessions with the Planning Commission to review the proposed amendments to the GMACP and zoning. Additional study sessions/briefings were held on March 25, May 13, May 27, June 24, July 8, July 22, August 26, and September 9. Zoning map amendments were discussed with the Planning Commission on July 8 and September 9. The commission held a public hearing on October 7, 2014 to take testimony on the proposed zoning map amendments. The commission deliberated on October 14, 15 and 16 and recommended zoning amendments (see Recommendation Letter dated November 24, 2014 for details).

The Executive is recommending one amendment to the Planning Commission recommendation on the zoning map. The amendment would replace the Planning Commission recommended zoning map with a map the includes their recommendation and zoning changes to implemented the Executive Recommended FLUM amendments.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
193			
TOTAL	0	0	0

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
193			
TOTAL	0	0	0

DEPARTMENT FISCAL IMPACT NOTES:

(See attached forms regarding capital facility and affordable housing impacts.)

BUDGET REVIEW:

Analyst

Administrator

Recommend Approval

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT # _____ AMOUNT _____
 AMENDMENT _____ CONTRACT # _____ AMOUNT \$ _____

CONTRACT PERIOD:

ORIGINAL Start _____ End _____
 AMENDMENT Start _____ End _____

CONTRACT / PROJECT TITLE:

CONTRACTOR NAME & ADDRESS (City/State only):

APPROVED:

RISK MANAGEMENT

Yes

No

COMMENTS

12-12-14

PROSECUTING ATTY - AS TO FORM:

Yes

X

No

OTHER DEPARTMENTAL REVIEW / COMMENTS:**ELECTRONIC ATTACHMENTS:**

Council \ 2005-3356-
 G:\ECAF\Dept\05_PDS\2015-Update\ECAF-Zoning\ECAF_Zoning.doc
 G:\ECAF\Dept\05_PDS\2015-Update\ECAF-Zoning\Housing Job Matrix_Zoning.doc
 G:\ECAF\Dept\05_PDS\2015-Update\ECAF-Zoning\Cost Summary Matrix_Zoning.doc
 G:\ECAF\Dept\05_PDS\2015-Update\ECAF-Zoning\Ordinance_Zoning.docx
 G:\ECAF\Dept\05_PDS\2015-Update\ECAF-Zoning\Planning Commission Recommended Zoning Map.pdf

NON-ELECTRONIC ATTACHMENTS:

Ordinance
 Housing Job Matrix
 Cost Summary Matrix
 Planning Commission Recommended Zoning Map

1 Adopted:
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 ORDINANCE NO. 15-____
8

9 RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH
10 MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) PURSUANT TO RCW 36.70A.130;
11 AMENDING THE OFFICIAL ZONING MAP AS PART OF THE 2015 GMACP UPDATE
12

13 WHEREAS, Snohomish County adopted the Snohomish County Growth Management
14 Act Comprehensive Plan (GMACP), including the Future Land Use Map (FLUM), on June 28,
15 1995, through passage of Amended Ordinance No. 94-125; and
16

17 WHEREAS, Snohomish County has amended the FLUM several times since its
18 adoption, most recently by Amended Ordinance No. 14-069 on October 8, 2014; and
19

20 WHEREAS, the Snohomish County Official Zoning Map ("zoning map") must be
21 consistent with the FLUM; and
22

23 WHEREAS, the county must conduct a periodic review of its GMACP pursuant to
24 Revised Code of Washington (RCW) 36.70A.130(3), which directs counties planning under the
25 Growth Management Act (GMA) to take legislative action to review and, if needed, revise their
26 comprehensive plans and development regulations to ensure that population and employment
27 growth for the succeeding 20-year period can be accommodated; and
28

29 WHEREAS, on October 8, 2013, the county conducted a public State Environmental
30 Policy Act (SEPA) scoping meeting to kick off a review of its GMACP and zoning map and to
31 seek comments on a scope for an Environmental Impact Statement (EIS); and
32

33 WHEREAS, notice of the public SEPA scoping meeting was mailed to individual property
34 owners whose property was proposed for a change in GMACP designation or zoning as
35 identified in Alternative 3 to be analyzed in the EIS, published in the Everett Herald, sent to
36 agencies and interested stakeholders as contained in the Planning and Development Services
37 (PDS) SEPA Distribution List, and posted to the Snohomish County website; and
38

39 WHEREAS, in the fall of 2013 the county created a website to disseminate information
40 related to the update of the GMACP and to provide opportunities for public input. The website
41 included an interactive map allowing citizens to locate proposed FLUM and zoning map
42 amendments and obtain information on why the change was proposed, access proposed
43 changes to the General Policy (GPP), Transportation Element (TE), Capital Facilities Plan
44 (CFP) and Park and Recreation Element (PRE), and see a calendar of events related to
45 Snohomish County Planning Commission ("Planning Commission") briefings and hearings; and
46

47 WHEREAS, the county provided regular briefings on the update of the GMACP and
48 zoning map amendments to the Snohomish County Tomorrow (SCT) Planning Advisory

1 Committee, SCT Steering Committee, SCT Executive Committee and SCT Community Advisory
2 Board, in addition to individual meetings with select Snohomish County cities; and
3

4 WHEREAS, the Planning Commission was provided information on proposed changes
5 to the zoning map in study sessions and briefings on May 27, June 24, July 8, and September
6 9, 2014; and
7

8 WHEREAS, county staff held a public workshop on September 9, 2014, to provide
9 citizens an opportunity to obtain information about the proposed amendments to the GMACP
10 and zoning map;
11

12 WHEREAS, the notice of the public workshop and public hearing was mailed to over
13 30,000 property owners (including those affected by proposed changes and those within 500
14 feet of a proposed change if located within an urban growth area (UGA) and 1,000 feet of a
15 proposed change if located outside of a UGA), published in the Everett Herald, and posted to
16 the Snohomish County website; and
17

18 WHEREAS, the Planning Commission held a public hearing on October 7, 2014, to
19 receive public testimony concerning proposed FLUM and zoning map amendments; and
20

21 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
22 Commission voted to recommend adoption of FLUM and zoning map amendments as shown in
23 its recommendation letter dated December 3, 2014; and
24

25 WHEREAS, on _____, 2015, the County Council held a public hearing after proper
26 notice, and considered public comment and the entire record related to FLUM and zoning map
27 amendments, including the specific zoning map amendments contained in this ordinance; and
28

29 WHEREAS, following the public hearing, the County Council deliberated on
30 amendments to the FLUM and the amendments contained in this ordinance; and
31

32 WHEREAS, the County Council adopted amendments to the FLUM as part of the
33 county's GMACP update.
34

35 NOW, THEREFORE, BE IT ORDAINED:
36

37 Section 1. The County Council makes the following findings:
38

- 39 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
40 in full herein.
41
- 42 B. This is a proposal to amend the zoning map as required under RCW 36.70A.130. Many of
43 the zoning map amendments are required to ensure consistency between the zoning map
44 and the FLUM amendments adopted by the County Council as part of the GMACP update.
45
- 46 C. The proposed zoning map amendments are consistent with assumptions made in the 2012
47 Buildable Lands Report and the Land Capacity Analysis prepared for this 2015 GMACP
48 update regarding future densities achieved through rezones during the 2035 planning
49 horizon. The Buildable Lands Report is a part of the legislative record for this ordinance.

1 The Land Capacity Analysis was adopted by the County Council in the ordinance adopting
2 amendments to the FLUM as part of this 2015 GMACP update, and is part of the legislative
3 record for this ordinance.
4

5 D. The proposed zoning map amendments enhance the availability of affordable housing and
6 provide a variety of housing types through legislative rezones.
7

8 E. The proposed zoning map amendments will support economic development by eliminating
9 the need for quasi-judicial rezones for isolated parcels that are surrounded by more
10 intensive zoning. The proposed rezones will assist in processing permits in a timely and fair
11 manner by eliminating the need for a quasi-judicial rezone.
12

13 F. The proposed zoning map amendments maintain an efficient multimodal transportation
14 system by encouraging growth in urban growth areas. The amendments also allow higher
15 densities to promote infill development near proposed services and future transit. By
16 encouraging infill along transit corridors, the amendments minimize increased greenhouse
17 gas emissions and vehicle miles travelled.
18

19 G. The proposed zoning map amendments provide opportunities for increased densities in
20 urban areas to accommodate future growth. By encouraging infill development in urban
21 areas, the amendments relieve pressure to develop rural and resource lands outside urban
22 growth areas.
23

24 H. Procedural requirements.
25

26 1. State Environmental Policy Act (SEPA) requirements with respect to this non-project
27 action have been satisfied through the completion of a Draft EIS issued on
28 September 8, 2014, and a Final EIS issued on _____, 2015. The rezones contained
29 in this ordinance are within the range of alternatives analyzed in the DEIS and the
30 scope of additional analysis contained in the FEIS.
31

32 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
33

34 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was
35 transmitted to the Washington State Department of Commerce for distribution to
36 state agencies on _____, 2014.
37

38 4. The public participation process used in the adoption of this ordinance has complied
39 with all applicable requirements of the GMA and the Snohomish County Code (SCC).
40 The general public and various interested agencies and parties were notified of the
41 public hearings by means of legal notices, property postings, news releases, the
42 county website, and over 30,000 direct mail notices sent to owners and neighbors of
43 affected properties. Notification was provided in accordance with SCC 30.73.050.
44 There has been early and continuous public participation in the review of the
45 proposed amendments.
46

47 5. The Washington State Attorney General last issued an advisory memorandum, as
48 required by RCW 36.70A.370, in December of 2006 entitled "Advisory Memorandum:
49 Avoiding Unconstitutional Takings of Private Property" to help local governments

1 avoid the unconstitutional taking of private property. The process outlined in the
2 State Attorney General's 2006 advisory memorandum was used by Snohomish
3 County in objectively evaluating the regulatory changes proposed by this ordinance.
4

5 I. This ordinance is consistent with the record.
6

7 1. The proposed zoning map amendments:
8

- 9 a. Maintain consistency with the GMACP and FLUM as required by the GMA.
10 b. Rezone isolated parcels that are surrounded by more intensive zoning to streamline
11 the development application approval process.
12 c. Downzone properties where future redevelopment at the current plan designation
13 and zoning is not feasible or is unlikely during the 2035 planning horizon.
14 d. Resolve a County Council remand action that was included in Motion No. 05-602 for
15 the Urban Village located near 148th and Seattle Hill Road. The zoning map is
16 amended to align the Urban Village plan designation and zoning with the constructed
17 existing uses.
18 e. Rezone properties along the Lowell-Larimer Road and Lake Stickney from Rural
19 Conservation to R-7200 so they are consistent with the FLUM.
20

- 21 2. A brief rationale for each of the proposed zoning map amendments is found in a
22 document titled "Rationale for Potential FLUM and Zoning Map Amendments," which is a
23 part of the legislative record for this GMACP update.

24 Section 2. The County Council makes the following conclusions:
25

- 26 A. The amendments to the zoning map maintain consistency between the zoning map and
27 the FLUM and other elements of the GMACP.
28
29 B. The amendments are consistent with the CPPs and the MPPs.
30
31 C. The amendments are consistent with and comply with the procedural and substantive
32 requirements of the GMA.
33
34 D. The county has complied with all SEPA requirements with respect to this non-project
35 action.
36
37 E. The amendments do not result in an unconstitutional taking of private property for a
38 public purpose.
39

40 Section 3. The Snohomish County Council bases its findings and conclusions on the
41 entire record of the County Council, including all testimony and exhibits. Any finding, which
42 should be deemed a conclusion, and any conclusion which should be deemed a finding, is
43 hereby adopted as such.
44

Section 4. The Snohomish County Official Zoning Map, last amended by Ordinance No. 14-068 on October 8, 2014, is amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

Section 5. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this ____ day of _____, 2015.

SNOHOMISH COUNCIL
Snohomish, Washington

Council Chair

ATTEST:

() APPROVED
() EMERGENCY
() VETOED

DATE: _____

County Executive

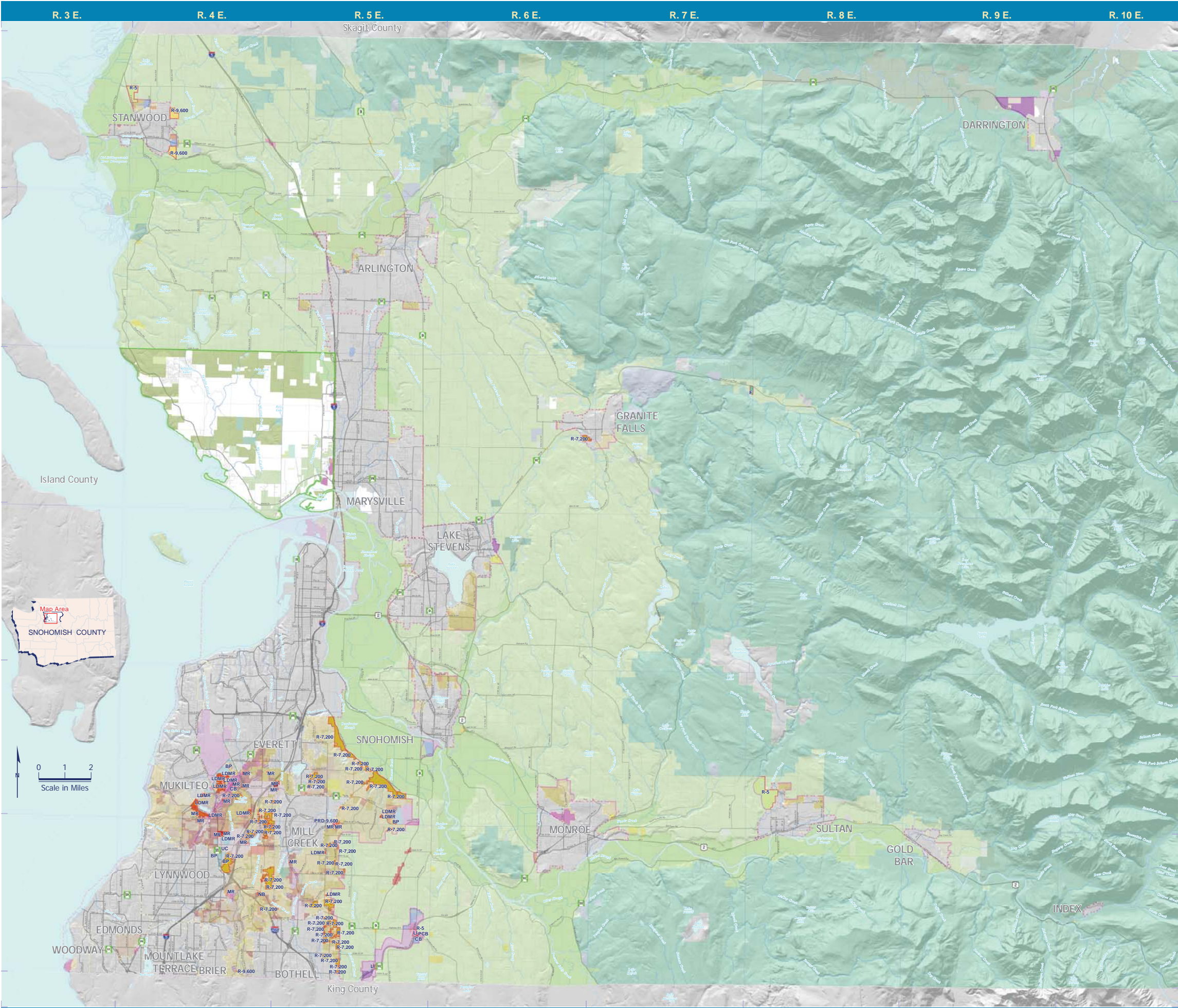
ATTEST:

Approved as to form only:

12/5/14

Deputy Prosecuting Attorney

Exhibit A
Ordinance No. 15-____
Official Zoning Map Amendments



Snohomish County
GMA Comprehensive Plan December 2014

SNOHOMISH COUNTY PROPOSED ZONING CHANGES PLANNING COMMISSION PREFERRED ALTERNATIVE

Proposed Zoning

BP Business Park	NB Neighborhood Business
CB Community Business	PCB Planned Community Business
F Forestry	PRD-9,600 Planned Residential Development 9,600 sq. ft.
GC General Commercial	R-5 Rural-5 Acre
IP Industrial Park	R-7,200 Residential 7,200 sq. ft.
LDMR Low Density Multiple Residential	R-9,600 Residential 9,600 sq. ft.
LI Light Industrial	UC Urban Center
MR Multiple Residential	

Proposed Zoning Changes are Represented in Bold/Darker Colors

NB Neighborhood Business
PCB Planned Community Business
PRD-9,600 Planned Residential Development 9,600 sq. ft.
R-5 Rural-5 Acre
R-7,200 Residential 7,200 sq. ft.
R-9,600 Residential 9,600 sq. ft.
UC Urban Center

Current Zoning

A-10 Agriculture 10-Acre	PRD-20,000 (Mobile) Planned Residential Development 20,000 sq. ft. (Mobile Home)
A-10-SA Agriculture 10-Acre-Sending Area	R-12,500 Residential-12,500 sq. ft.
BP Business Park	PRD-12,500 (Mobile) Planned Residential Development 12,500 sq. ft. (Mobile Home)
CB Community Business	R-9,600 Residential-9,600 sq. ft.
PRD-CB Planned Residential Development Community Business	R-9,600 (PRD) Residential-9,600 sq. ft.
CRC Clearview Rural Commercial	PRD-9,600 Planned Residential Development 9,600 sq. ft.
F Forestry	R-8,400 Residential-8,400 sq. ft.
F&R Forestry and Recreation	PRD-8,400 Planned Residential Development 8,400 sq. ft.
FS Freeway Service	R-7,200 Residential-7,200 sq. ft.
GC General Commercial	R-7,200 (PRD) Residential-7,200 sq. ft.
HI Heavy Industrial	PRD-7,200 Planned Residential Development 7,200 sq. ft.
IP Industrial Park	PRD-7,200 (Mobile) Planned Residential Development 7,200 sq. ft. (Mobile Home)
LDMR Low Density Multiple Residential	RB Rural Business
PRD-LDMR Planned Residential Development Low Density Multiple Residential	RC Rural Conservation
LI Light Industrial	RD Rural Diversification
MC Mineral Conservation	MR Multiple Residential
MHP Mobile Home Park	PRD-MR Planned Residential Development Multiple Residential
NB Neighborhood Business	R-5 Rural 5-Acre
PCB Planned Community Business	R-20,000 Residential-20,000 sq. ft.
PIP Planned Industrial Park	PRD-20,000 Planned Residential Development 20,000 sq. ft.
PRUD Planned Residential Unit Development	
R-5 Rural 5-Acre	
R-20,000 Residential-20,000 sq. ft.	
PRD-20,000 Planned Residential Development 20,000 sq. ft.	

Current Zoning Designations are Represented in Lighter Colors

PRD-20,000 (Mobile) Planned Residential Development 20,000 sq. ft. (Mobile Home)
R-12,500 Residential-12,500 sq. ft.
PRD-12,500 (Mobile) Planned Residential Development 12,500 sq. ft. (Mobile Home)
R-9,600 Residential-9,600 sq. ft.
R-9,600 (PRD) Residential-9,600 sq. ft.
PRD-9,600 Planned Residential Development 9,600 sq. ft.
R-8,400 Residential-8,400 sq. ft.
PRD-8,400 Planned Residential Development 8,400 sq. ft.
R-7,200 Residential-7,200 sq. ft.
R-7,200 (PRD) Residential-7,200 sq. ft.
PRD-7,200 Planned Residential Development 7,200 sq. ft.
PRD-7,200 (Mobile) Planned Residential Development 7,200 sq. ft. (Mobile Home)
RB Rural Business
RC Rural Conservation
RD Rural Diversification
MR Multiple Residential
PRD-MR Planned Residential Development Multiple Residential
R-5 Rural 5-Acre
R-20,000 Residential-20,000 sq. ft.
PRD-20,000 Planned Residential Development 20,000 sq. ft.

Legend

County Boundary	BP Business Park
Cities & Towns	CB Community Business
Urban Growth Area	F Forestry
Water Bodies	GC General Commercial
Water Courses	IP Industrial Park
Roads	LDMR Low Density Multiple Residential
Sections	LI Light Industrial
Townships	MR Multiple Residential
Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Tidelands)	

DATA and MAP DISCLAIMER

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of proposed zoning changes will be made by the County during the review process.

Snohomish County

2014 UPDATE

Produced by Snohomish County Planning and Development Services, Cartography/GIS

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Snohomish County Capital Facility Development Cost Analysis Summary

Proposed Regulation: The proposal updates the zoning map as needed to implement the comprehensive land use plan and to accommodate future population and employment growth for the next twenty years.

Date: December 4, 2014

Staff Contact: Terri Strandberg, PDS, extension 2359

General Cost Analysis Summary: this update to the zoning map does not have a direct impact on capital facility costs. However, the purpose of this update is to address the land use and land supply needs for forecast population and employment growth through the year 2035. Population and job growth will result in increased demand for public facilities and services and therefore in increased capital facility costs. Future needs and the anticipated capital facility costs are addressed in separate companion documents to this comprehensive plan update (Parks and Recreation Element, Transportation Element and Capital Facilities Plan).

Necessary Facility	Quantification/Qualification of Anticipated Cost:	
Parks	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.
Roads & Transit	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.
Surface Water	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.
Public Schools	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.
Electric Power	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments..
Public Water	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.
Wastewater	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.
Planning Summary Comments	County Funded Impacts	Fiscal impacts may result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	Fiscal impacts may result from the adoption of the proposed amendments.

Snohomish County: Analysis of Building and Land Use Regulation Effects on Housing and Jobs

Proposed Regulation: This proposal updates the county's zoning map to allow higher densities consistent with the comprehensive plan and in some locations increases development density in support of infill with the southwest Urban Growth Area.

Date: December 4, 2014

Staff Contact: Terri Strandberg, PDS, extension 2359

	Increase	Decrease	Neutral	Uncertain	Comments
Housing					
Capacity/Targets	X				Changes to the zoning map will allow for increased development densities within unincorporated urban areas for the purpose of accommodating updated housing targets.
Cost of housing dvpt:	X				Costs of land may increase as higher density land is usually more valuable. To achieve the higher densities, TDR credits may need to be purchased.
• Infrastructure			X		Costs not expected to be impacted by this proposal.
• Site			X		Costs not expected to be impacted by this proposal.
• Building const.			X		Costs not expected to be impacted by this proposal.
• Fees			X		Not impacted by proposal.
• Yield	X				Yield could increase where density increases are proposed.
Timing			X		Not impacted by proposal.
Jobs					
Capacity/Targets	X				Changes to the zoning map are intended to support updated employment targets.
Cost of com'l/ind dvpt:			X		More land will be made available for commercial and mixed use development.
• Infrastructure	X				Costs not expected to be impacted by this proposal.
• Site	X				Costs not expected to be impacted by this proposal.
• Building const.			X		Costs not expected to be impacted by this proposal.
• Fees			X		Not impacted by proposal.
• Yield	X				Yield will increase where density increases are proposed.
Time to Create Jobs	X				Not impacted by proposal.
# Family Wage Jobs			X		Increased land supply for commercial purposes may result in job growth.

Discussion: (e.g.: What efforts have been made to minimize costs associated with the proposed regulation? How will the proposal affect the County's ability to meet its fair share housing goals, and provide family wage jobs. Will the proposed regulation reduce the capacity for housing and/or jobs? What type of housing development might be affected by this regulation? (New, redevelopment, infill, renovated))

This proposal updates the zoning maps to implement updates to the comprehensive plan as needed to accommodate future population and employment growth. Ensuring enough supply of land to meet the forecast future demand will help support housing prices and job growth. Increasing residential development density will help keep per unit development and infrastructure costs down and make more efficient use of the land base. Zoning changes will support all types of housing development – new, redevelopment, infill and renovation. Matching the commercial and industrial land supply to job growth forecasts helps support future economic conditions, access to goods and services and family wage jobs.